

Docket Item # 5  
SPECIAL USE PERMIT # 2006-0109

Planning Commission Meeting  
February 6, 2006

**ISSUE:** Consideration of a request for a special use permit to operate a restaurant (coffee shop)

**APPLICANT:** Starbucks Coffee

**LOCATION:** 1901 Ballenger Ave (Parcel Address 1900 Jamieson Ave)

**ZONE:** CDD #1/ Coordinated Development District

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**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

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**SITE GRAPHIC**  
**AVAILABLE IN THE PLANNING AND ZONING OFFICE**

## I. DISCUSSION

### REQUEST

The applicant, Starbucks Coffee, requests special use permit approval for the operation of a coffee shop located at 1901 Ballenger Avenue.

### SITE DESCRIPTION

The subject property is one lot of record with 199.9 feet of frontage on Ballenger Avenue, 144 feet of depth and a total lot area of 44,840 square feet. The site is developed with a mixed use of office and retail spaces. Access to the property is from Ballenger Avenue. The proposed restaurant space is located in an end tenant space on the first floor and occupies 1,650 square feet of retail space.



The building is part of the 70-plus acre Carlyle development that has been designed for a mix of office, residential, and retail uses.

### PROPOSAL

The applicant proposes to operate a Starbucks coffee shop. The proposed space is located within the southeast corner of the building, at the intersection of John Carlyle Street and Ballenger Avenue. The applicant proposes to offer the same products and services as other Starbucks, including gourmet coffees and beverages, muffins, and other light snacks. The applicant also proposes outdoor seating consistent with the Carlyle development plan. The specific aspects of the establishment are as follows:

Hours:	Monday- Friday 5am- 10pm
	Saturday- Sunday 7am- 8pm

Number of seats:	Indoors 21
	Outdoors +16
	<b>Total Seats 37</b>

Noise:	The applicant does not anticipate high noise levels
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Trash/ Litter:	To be collected twice per week, based on volume of the business and numerous trash receptacles will be placed inside and outside the business.
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#### PARKING

Pursuant to Section 8-200(A) (8) of the Zoning Ordinance, a restaurant with 37 seats is required to provide ten parking spaces. The parking requirements for the subject building were specified in the Transportation Management Plan for the Carlyle Development (Special Use Permit#2254), and these parking requirements were met for the subject site in the development of the on-site parking garage. The parking garage provides 228 parking spaces for the retail uses of the building, and satisfies the parking requirement for the subject use.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CDD#1/Coordinated Development District zone. Section 5-602 (A) of the Zoning Ordinance identifies OC/Office Commercial zone as the underlying zone which allows a restaurant only with a special use permit.

The proposed use is consistent with the Eisenhower East Small Area Plan chapter of the Master Plan which designates the property for a use consistent with the OC zoning requirements listed under the CDD #1 zone.

## **II. STAFF ANALYSIS**

Staff recommends approval of the proposed coffee shop. The shop will contribute to more active ground floor uses within Carlyle. There is a demand for a coffee shop to be located in close proximity to an area with a large number of office workers. Coffee shops like Starbucks are uses that are attractive to other retail uses, including full-service restaurant establishments considering locating in the Carlyle Development.

Staff has analyzed the amount of retail space within the Carlyle area to determine the location, distribution, and whether sufficient area remains to accommodate future retail and restaurant uses. The quick service restaurants that have been approved to occupy spaces within Carlyle have been predominately located along John Carlyle Street. The total amount of retail space within Carlyle is 258,850 square feet. The amount of retail space that has been occupied by quick service restaurants at this time is 13,192 square feet. Other retail uses occupy 19,668 square feet of retail space. The amount of retail space remaining after occupancy of the proposed Starbucks will be 224,340 square feet. Staff finds that there is a sufficient amount of retail space remaining for future retail uses.

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Establishment	Use	Address	Block	Square Footage
Uptowners Café	Retail- Quick Service Restaurant	333 John Carlyle St	C	1,600
Subway	Retail- Quick Service Restaurant	1800 Duke St	E	1,674
Plaza Gourmet	Retail- Quick Service Restaurant	1940 Duke St	C	4,200
Jimmy John's	Retail- Quick Service Restaurant	330 John Carlyle St	E	2,675
Quizno's	Retail- Quick Service Restaurant	401 Dulany St.	F	1,200
Jerry's Subs	Retail- Quick Service Restaurant	520 John Carlyle St	L	1,843
<b>Total Quick Service Occupied</b>				<b>13,192</b>
Café Gallery Market	Retail	2141 Jamieson Ave	A	1,000
Cruise Holidays	Retail	2161 Jamieson Ave	A	1,000
Serenite Day Spa	Retail- Personal Service	520 John Carlyle St, Unit #180	L	3,072
Chevy Chase Bank	Retail- Personal Service	2051 Jamieson Ave, Unit #150	B	3,500
Charles Schwab	Retail- Personal Service	330 John Carlyle Square, Unit #120	E	3,204
Burke & Herbert Bank	Retail- Personal Service	1775 Jamieson Ave	E	3,392
PTO Coffeehouse	Retail- Quick Service (Accessory)	501 Dulany	M	500
Meridian Mart	Retail- Grocery	401 Holland Lane, Unit#1	H	1,000
Matthew Johnston Gallery	Retail	400 John Carlyle St.	H	3,000
<b>Total Retail Space Occupied</b>				<b>32,860</b>

The applicant has agreed and staff has included condition #23 requiring the interior design of the coffee shop to consist of high quality design elements. Staff has worked closely with the applicant to ensure a high quality design for both the interior and exterior of the retail space.

The applicant and staff have also worked together regarding the entrance of the coffee shop. The proposed Starbucks is located in a building on the corner of Ballenger Avenue and John Carlyle

Street. In order to increase activity on John Carlyle Street, the applicant and staff worked together to provide outdoor seating along both John Carlyle Street and Ballenger Avenue.

With these conditions, staff recommends approval of the special use permit.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. Seating shall be provided for no more than 37 patrons inside and outside. (P&Z)
3. Outside dining facilities may be located on private property and shall not encroach onto the public right-of-way. The applicant shall ensure that pedestrian access is provided past the outdoor seating and shall clean the seating area at the close of each day of operation. (P&Z)
4. The applicant may provide seating up to 20 outdoor seats. Outdoor seating shall be located along John Carlyle Street and Ballenger Avenue. Any outdoor seating areas, including umbrellas, shall not include advertising signage (P&Z)
5. No live entertainment shall be provided at the restaurant. (P&Z)
6. No delivery service shall be provided. (P&Z)
7. The hours of operation shall be limited to 5am- 11pm daily. (P&Z)
8. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)
9. No alcohol service shall be permitted. (P&Z)
10. No food, beverages, or other material shall be stored outside. (P&Z)
11. The applicant shall install at least one trash container within the restaurant for customers' use. (P&Z)
12. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of

business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)(T&ES)

13. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
14. Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)
15. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
16. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
17. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)(P&Z)
18. The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
19. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees prior to operation. (Police)
20. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)(P&Z)
21. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)
22. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's *"Solid Waste and Recyclable Materials*

*Storage Space Guidelines*”, or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)

23. The applicant shall design both the exterior and interior portions of the space pursuant to the Carlyle Design Guidelines, to the approval of the Director of Planning and Zoning. (P&Z)
24. The design of the restaurant shall reflect the character, quality and high standards established for Carlyle. The applicant shall prepare a design plan for both interior and exterior areas, to include interior finishes, colors, materials, furniture, lighting and specifications, which shall be to the satisfaction of the Director of Planning and Zoning, and which shall include the following elements:
  - All tables and chairs shall be constructed of a dark color or wood material and seating areas shall maximize floor areas.
  - Fluorescent lighting shall be prohibited in the dining and food preparation area. Lighting in these areas shall be kept at low levels to create a warm, attractive ambiance.
  - The service counter shall be of high quality surface material such as ceramic tile or corian style that minimizes its visual impact.
  - Menu boards shall be plain, lettered panels without pictures of food.
  - The outdoor dining area shall include planters with four seasons for decorative plant material.
25. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)



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STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;  
James Hunt, Urban Planner.

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
- R-2 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-3 Loudspeakers shall be prohibited from the exterior of the building. (T&ES)
- R-4 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-5 Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)
- R-6 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

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- C-2     The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- C-1 The applicant must obtain a Certificate of Occupancy prior to occupancy (use) of the structure (USBC 119.1).
- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-6 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC.
- C-8 Projecting, hanging signs must comply with USBC [H103-H107, H112] for type of materials, maximum projection, vertical clearance below all parts of the sign, and additional loads.
- C-9 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
  - (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
  - (b) How food stuffs will be stored on site.
  - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.
- C-2 Permits must be obtained prior to operation.

- C-3 Food must be protected to the point of service
- C-4 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for plans review of food facilities.
- C-5 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions both indoors and at the outside dining areas.
- C-6 Certified Food Managers must be on duty during all hours of operation.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Parks & Recreation:

- F-1 No Comment

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Community Relations Unity of the Alexandria Police Department at 703 838-4520 regarding robbery readiness training for all employees.
- F-1 The applicant is not seeking an ABC permit. The Police Department concurs with this.

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**REPORT ATTACHMENTS  
AVAILABLE IN THE PLANNING AND ZONING OFFICE**